

Appendix A: Acknowledgments, 1996-98

As recognized in this volume's dedication, Eastlake Tomorrow would not have been possible without the generous participation of many people and organizations. It is impossible to list the more than one thousand citizens who filled out questionnaires and attended public meetings. Listed below are donations of time and money by businesses, nonprofit organizations, and individuals; and contacts in public agencies. We apologize for inadvertent omissions.

Businesses

Hosted meetings: Hart Crowser, Northwest Administrators, Louisa's Bakery and Cafe, Romio's, Serafina, 14 Carrot Cafe.

Donated food or beverages: Bandoleone, 14 Carrot Cafe, Hart Crowser, Louisa's Bakery and Cafe, Le Fournil, Northwest Administrators, Original Grounds, Pomodoro Ristorante, Quick Stop, Rattlers, Serafina, Siam on Lake Union.

Other donations: Bonneville Broadcasting (radio public service announcements); Costco (disposable cameras and developing), Daybreak Star Printing (paper); Donovan Design (maps); G&H Printing (printing); Gilmore Research (design of questionnaire; coding and analysis of questionnaire results; printing of labels); Hart Crowser (word processing), Lake Union Mail (mailbox and space for public documents; analysis of questionnaires); Seattle Times (software for web site); Tactile Signs (banner); Steve Vrabel Architects (Fairview streetscape design)..

Public review sites for the draft plan: E-Clips, Lake Union Mail, Le Fournil, Louisa's, Nail Biz, SeaFirst, Washington State Employees Credit Union, WashingTown.

Document production: Hart Crowser (Greg Both and Susan Enzi).

Nonprofit groups

Floating Homes Association (public review site for draft plan)

Olmsted-Fairview Park Commission (printing, photo reproduction).

Pocock Rowing Foundation (meeting room)

Portage Bay/Roanoke Park Community Council (distribution of validation brochure)

University of Washington: 1996-97 landscape architecture design studio class focused on open space issues in the neighborhood

Fred Hutchinson Cancer Research Center: fiscal agent (Herbert Bone, Controller)

Volunteers

Steering Committee (those participating at some point during the period): Deverick Martin, Rhonnel Sotelo (Chairs), John Crowser, Lynn Poser (vice chairs); Carol Eychaner (treasurer); Carol Anderson, Glen Anderson; Gary Boots (United Indians of All Tribes), Leslie Brazeau; Ted Choi Tam; Gibb Dammann and Jay Pickering (The Options Program at Seward); Barbara Deutsch; Dave Dykstra; Mary Sue Galvin, Bill Kessler, and Peg Stockley (Floating Homes Association); Bob Geballe; Kingsley Joneson; Mary Kay Gillespie; Sandra Henricks; Chris Hughes (Northwest Administrators); Vicki Jones (Childhaven); Mialee Jose; Kingsley Joneson; Susan Kaufman; Karl Kumm; Dave Moore; Wes Larson; Jim Reekers; Margaret Roberts; Chris Rosenfelder; Laurie Stusser-McNeil; Langston Tabor; Cheryl Thomas; Cheryl Trivison; Anne Turner, Salaha Warsi-Brighton.

Affordable Housing task force: Ted Choi-Tam (coordinator), Beth Boram, John McLaren, Janelle Jacobs, John Phillips

Community Design planning team: Dave Dykstra (coordinator), Carol Eychaner, Tracy Lorelli, Fred Savaglio, Jim Reekers

Diversity planning team: Bob Geballe and Sandra Henricks (coordinators); Jack Smith

Fairview shoreline walkway project: John Crowser, chair; Cliff Burns (Sound Propeller), Jeff Behrens (Fantasy Cruises), Bill Brandenburg (NOAA), Jim Donnette, Mark Gomez (Emerald Marine Electric), John Hanley (Hart Crowser), Marty Hart (Lake Union Dry Dock), Mike James (MarineCare Yacht Services), Chris Leman, Jack Lemons, Bill Matthews, Dick Noble (Lake Washington Rowing Club), Don Peterson (Peterson Yacht Service), Richard Reel, Karen Romaine (Washington State Employees Credit Union), Jim Schell (NOAA), Tanya Seligman, John Sutton, Steve Vrabel

Main Street planning team: Susan Kaufman (Serafina) and Cheryl Thomas (Thomas Lane) (coordinators); Antolin and Jey Blanco (Pomodoro Ristorante), Vera Coleman (Odegard Upholstery); Carolyn DarWish, Steve Dunphy (Seattle Times), Rick and Terry Esposito (Travel Experts), Mimi Iwami (I&I Glass Design), Evelyn Knoke (Nail Biz), Kris Lanzilotta (Kristine Ann's); Mike and Tom Naylor, Scott Partlow, Terry Proios (14 Carrot Cafe), Laurie Stusser, Cheryl Trivison (Richard Haag Associates), Joella Weybright (Gilmore Research)

Noise subcommittee: Ted Lane and Wes Larson (coordinators), Lysa Hansen, Kingsley Joneson, Jim Simpkins, Cheryl Thomas, Ed Trumbule, Jay Wakefield, Conrad Wouters

North Gateway planning team: James Goranson, Jill Wiedenhof (coordinators), Lynn Poser, Kingsley Joneson, Anne Neal, Anne Preston, Anne Turner

Open Space planning team: Barbara Deutsch, Mialee Jose and Glen Anderson (coordinators), Carol Anderson, Chris Leman, Jack Lemons, Dave Moore, Chris Sotelo, Salaha Warsi Brighton

Franklin Avenue/Rogers Playfield project: Sue Alden, Dick Arnold, Phil Converse, Gibb Dammann, Carol Eychaner, Gabriel Hajiani, Sarah Meeker, Marjorie Nelson, Jay Pickering, Debra Walker, Barbara Zegar

Transportation planning team: David Young, Chris Rosenfelder, Karl Kumm, and Wes Larson, coordinators; Ed Brighton, Mark Canizaro, Paul Collins, Ted Lane, Daphne Lee

Questionnaire response compilation: Giff Jones, Ted Fry, Jules James, Chris Leman

Neighbor-to-Neighbor distribution network: Ron Adams, Dick Asia, Robert and Surain afSandeberg, Dick Arnold, Karen Berry, Beth Boram, Carolyn Bonamy, Ted Fry, Donna Hairier, Giff Jones, Mialee Jose, Karl Kumm, Steve Lull, Coral Namisnak, Lynn Poser, Renee Rossi, Robert Rudine, Fred Savaglio, Kari Scott, Jack Smith, Bob Spangler and Birget Josenhans, Debbie and Ron Williams, Barbara Zegar.

Other volunteers: Daniel Solomons (web site); Tom Veith (observer from Wallingford), Tony Young (photography)

City officials

City Council: Hon. Martha Choe and Richard Conlin; Sung Yang, Jill Nishi, Lisa Herbold

Office of Strategic Planning: Ellen Kissman

Seattle Department of Neighborhoods: Neighborhood Planning Office project managers that were assigned at one time or another to Eastlake: Daniel Becker, John Eskelin, Phillip Fujii, Jill Novik. Others at NPO: Susan Dehlendorf, Jane Morris, Karma Ruder

Seattle School District: Gary Baldasari, Lee McMaster (consultant)

Seattle Transportation Department: Pam Hamlin, Peter Lagerwey, Trung Pham, Ed Switaj, Shauna Walgren, Sandra Woods

Seattle Public Utilities Department: Pam Miller

Consultants and planning team assistants

Community Connection (ET general and north gateway planning team): Cathy Allen, Cathe Jennings, Jesse Israel, Pat Strosahl (executive coordinator), Dennis Tate, Joe Turcotte, Tom van Bronkhorst

Tammy Kutzmark (open space planning team)

Chris Leman (ET general organizer and transportation planning team)

Bill Osborne (open space planning team)

Pacific Communications Consultants: Regina Glenn (diversity planning team)

George Potraz (publication design for community design planning team)

Sustainable Development (community design planning team) Aidan Stretch, Davidya Kasperzyk

Sharon Rose Vonasch (community design planning team)

RESOURCE LIST

In addition to the materials included in the appendix, the Eastlake neighborhood Plan has made use of many other resources that are available for public and interagency review. For access to any of the following files or documents, contact Chris Leman, 85 E. Roanoke Street, Seattle 98102 (206) 32-5463, cleman@oo.net.

General

Summary of the 1992 Eastlake Tomorrow survey

Eastlake Tomorrow Framework Plan (December 1992), as published in the Lake Union Review

Report on the 1990-93 Eastlake Tomorrow neighborhood planning process

Two-page summary of 1990-93 Eastlake Tomorrow process prepared by the City in 1994 as a possible guide for future neighborhood planning efforts throughout the city

Phase I and Phase II Eastlake Tomorrow/City contracts and various amendments

Progress reports prepared for regular check-in meetings with the City

Agendas, minutes, and financial reports from meetings of the Eastlake Tomorrow Steering Committee

Eastlake Tomorrow Update (newsletter, four issues)

Fliers and other publicity, and sign-up sheets for public meeting and workshops

Selections from the 1990 U.S. Census of Eastlake

Narrative of Eastlake neighborhood planning efforts prior to 1996

Questionnaire from 1996 Eastlake Tomorrow survey

Quantitative results from 1996 Eastlake Tomorrow survey

Written comments compiled from 1996 Eastlake Tomorrow survey

Eastlake Tomorrow outreach plan (1 998)

Lists of Members of the Eastlake Tomorrow Steering Committee (various dates, 1996-98)

Procedures of the Eastlake Tomorrow Steering Committee

Four issues of the Eastlake Tomorrow Update (1 996-97)

Eastlake Tomorrow Options Guide (April 1998)

Eastlake Tomorrow Validation Brochure (August 1998)

Summary of responses to the questionnaire in the Validation Brochure (September 1998)

Excerpts on Eastlake Tomorrow from the Eastlake News, Floating Homes Association Log, and Portage Bay/Roanoke Park Community Council newsletter

Article on Eastlake Tomorrow from the Fred Hutchinson Cancer Research Center staff newsletter (1996)

Feature section on Eastlake from the Seattle Post-Intelligencer (March 1997)

Urban Village Boundary

Eastlake Tomorrow Urban Village Boundary Alternatives. Three publications presented at the September 17, 1997 public meeting and distributed subsequently to stakeholders in the affected areas: (1) Initial Evaluation for Community Consideration; (2) Summary; and (3) questionnaire.

Eastlake Tomorrow letter (September 26, 1997) to the South Lake Union Planning Committee regarding the two planning areas' shared boundary

Affordable Housing

HUD Income Guidelines for 1997

Eastlake Community Land Trust, "Ensuring a Mix of Household Incomes in Eastlake" (1998)

Community Design

Agendas and minutes from meetings of the community design planning team

"Why We are Looking at Seattle's Comprehensive Plan" (May 22, 1996)

Handout for the Eastlake Counts design inventory (1996); includes sample data collection sheet

Results from the Eastlake Counts design inventory (1 997)

Household count results (1997)

Options and Recommendations for Phase 2 Neighborhood Plan (draft, February 27, 1998)

Examples of Street-Level Neighborhood-Serving Businesses and Uses

Diversity

Publicity and agenda for November 5, 1997 diversity workshop

Report from the November 8, 1997 diversity workshop

North Gateway

Written and graphic questionnaires

Results of the written and graphic questionnaires

Main Street

List of businesses for Eastlake that have been requested during the planning process (1 997)

Results of the 1996 Eastlake business district questionnaire

Open Space

Open space inventory map, site list, and inventory form

Catalog of maintenance needs and recommendations (1997)

Summary of results of open space forums (1 998)

Eastlake Tomorrow open space survey form and summary of results (1997)

Eastlake Tomorrow open space forums packet and summary of results (1998)

Bound volume of "Eastlake Open Space Site Designs" from the University of Washington LARCH 302 design studio class (May 28, 1997)

Fairview Olmsted Park project designs (1 997-98)

Fairview Streetscape, design donated by architect SteveVrabel(1997)

Park maintenance study (1997)

Policy analysis of open space recommendations (1998)

Record of public process (1998)

Transportation

Eastlake Transportation Plan (1994)

City of Seattle and University of Washington, Bicycle and pedestrian counts at the University Bridge--1 998 compared with 1981 and 1974.

Letter (September 2, 1997) to **stakeholders** inviting comment on a tentative parking and walkway design for the Fairview Avenue E. shoreline south of Newton St.; and on a proposed redesign of the intersection of Fairview Ave. E. and Fairview Ave. N.

Letter (May 11, 1998) hanking SEATRAN for its commitment to do a topographic and land survey and a walkway design for the west side of the Fairview Ave. E. between NOAA and Fairview Ave. N. and requesting continued stakeholder involvement.

Letter (January 28, 1998) from SEATRAN commenting on the November 1998 draft Eastlake Tomorrow transportation recommendations

Bibliography

- City of Seattle, City Council Resolution 26072, Recognizing the Goals and Policies of the Eastlake Neighborhood (May 7, 1979)
- City of Seattle, Comprehensive Plan (1 994 with subsequent amendments) [Subtitle: Toward a Sustainable Seattle, A Plan for Managing Growth, 1994-2014]
- City of Seattle, Department of Parks and Recreation. Your Neighborhood Fact Sheet: Eastlake Neighborhood (1997)
- City of Seattle, Making Streets that Work (May 1996)
- City of Seattle, Office of Management and Planning, Community Profile for the Eastlake Neighborhood (1996)
- City of Seattle, Office of Management and Planning, Planning for Open space for Your Neighborhood (1997)
- City of Seattle, Office of Neighborhood Planning, Department of Community Development, Eastlake Neighborhood Residential Land Use Plan (May 1981)
- City of Seattle, Planning Department, "Description of Transit Level-of-Service" (1 994)
- City of Seattle, Transportation Strategic Plan (public review draft, March 3, 1998)
- Eastlake Community Council, Eastlake Tomorrow: Needs Assessment for Community Development Planning for Eastlake Neighborhood, by Fritz Griffin (January 1992)
- Eastlake Community Council, Eastlake Tomorrow: Phase II Final Report and Documentation (1993), prepared by Lund Consulting, Inc.
- Eastlake Community Council, Eastlake Transportation Plan and Related Design Issues (August 1994)
- Eastlake Tomorrow, comment letter on the Sound Transit "Link" Light Rail Transit Project Environmental Scoping Information Report (Karl Kumm, February 2, 1998)
- Eastlake Tomorrow, two letters on the South Fairview Ave. E. path and parking project (John Crowser, September 2, 1997 and May 11, 1998)
- Institute of Transportation Engineers, Street Design Guidelines for Traditional Neighborhood Development, Pub. No. RP-027 (1 997).
- Institute of Transportation Engineers, Residential Street Design and Traffic Control Englewood Cliffs, NJ: Prentice Hall, 1984)
- Mark Landreneau, "Ideas for street improvements in the Eastlake area" (Deaf-Blind Service Center, 1994)
- Metropolitan Transit Development Board (San Diego), Designing for Transit (1993)
- Seattle Engineering Department, Eastlake Area Transportation Study, prepared by Transportation Planning and Engineering Inc. (December 1987)

Sound Transit, Report on Scoping for the "Link" Light Rail Transit Project (March 1998)

University of Washington College of Architecture and Urban Planning, Calming Traffic in Eastlake, prepared by urban design students instructed by Richard Untermann (May 1994)

University of Washington College of Architecture and Urban Planning, Eastlake Open Space Site Desires, prepared by landscape architecture students instructed by Daniel Winterbottom and Roxanne Hamilton

Washington State Department of Community, Trade, and Economic Development, Organizing a Successful "Main Street" Program (1996)

Washington State Department of Transportation, I-5/SR520 Noise Study (1993)

Washington State Department of Transportation, Multi-Level Roadway Noise Abatement, Final Report (April 1992) WA-RD 266.1.

Appendix D: Community Design Definitions of Terms

The following definitions may be useful **in** understanding the information and recommendations in Chapter IV, Community Design Element.

Building setback: The minimum distance a building must be located from property lines.

Commercial (C): A planning (not zoning) designation proposed for the Eastlake Avenue Pedestrian District. C areas are areas along **Eastlake** Avenue where a broad range of neighborhood-serving and other commercial uses could occur and where residential development would be possible (as under existing zoning) but not emphasized.

Conditional use: A use which maybe permitted when authorized by the Director of the Department of Construction and Land Use pursuant to specified standards. In Eastlake, single-purpose residential structures are permitted in commercial zones only as a conditional use.

DCLU: See Department of Construction and Land Use.

Density In residential development regulations, the amount of lot area (in square feet) required for each residential unit. For example, in Eastlake's Lowrise 3 zones, one residential unit can be developed for each 800 square feet of lot area.

Department of Construction and Land Use (DCLU): The City of Seattle department that administers land use (zoning) and construction codes. DCLU issues and enforces permits according to adopted development standards.

Design guidelines: Citywide or neighborhood-specific guidelines for design or aesthetics that are used to guide development projects, are adopted by City Council, and are the basis of design review decisions made by DCLU. The adopted guidelines that apply citywide are in a booklet entitled *Design Review: Guidelines for Multifamily & Commercial Buildings*. Design guidelines supplement the development standards in the Land Use Code.

Design review: The review process for certain types of commercial and multifamily development to ensure that they conform to adopted design guidelines. Design review for a proposed development project may also be required when the project applicant requests a departure from certain development standards in the Land Use Code, such as building setback or lot coverage standards.

District: An area that has a distinct character or concentration of uses. Eastlake has several districts, including its east and west residential districts, commercial core, floating home community, and maritime commercial district.

Development standards: Fixed requirements or standards imposed by regulations (such as the Land Use Code) to govern development. Examples of development standards are density and height limits, and building setback, parking and landscaping requirements. Development standards may vary according to the use or activity proposed, and according to the land use zone in which the use or activity is proposed.

Facade: Any exterior wall of a building and the elements and materials that comprise it, including doors, windows and projections from and attachments to the building, such as awnings, decks and signage.

Land Use Code: Title 23 of the Seattle Municipal Code (sometimes called the “zoning code”) that establishes regulations and procedures for the use and development of land in Seattle, and conform to and implement Seattle’s adopted land use policies and Comprehensive Plan. The Land Use Code includes: zoning and overlay districts, which regulate the use and physical development of land and structures through use requirements and development standards; procedures for Master Use Permits (required for new development and issued by DCLU); and zoning maps.

Lowrise zone: A general zoning category of low-scale (two-to-four story), low-to-medium density multifamily residential zones. Eastlake has three of the four lowrise multifamily zones: Lowrise 1 (L1; mostly ground-related townhouses, duplexes and triplexes, 25-foot height limit, 1 unit per 1600 square feet of lot area allowed); Lowrise 2 (L2; mostly three-story stacked units, 25-foot height limit; 1 unit per 1200 square feet of lot area allowed); and Lowrise 3 (L3; mostly three-to-four story stacked units, 30-foot height limit; 1 unit per 800 square feet of lot area allowed).

Mixed-use: A building consisting of residential and commercial uses, with commercial usually at the street (ground) level.

Neighborhood Commercial Core/Corners (NCC): A planning (not zoning) designation proposed for the Eastlake Avenue Pedestrian District. NCC areas are areas along Eastlake Avenue where mostly commercial development would occur, along with commercial development in mixed-use buildings, and where neighborhood-serving commercial uses at street level would be emphasized.

Neighborhood Commercial zone: A general zoning category for lower intensity commercial uses and mixed-use buildings. There are three neighborhood commercial zones, all of which are in Eastlake: Neighborhood Commercial 1, 2 and 3 (NC1, NC2 and NC3). The maximum height of each NC zone varies. In Eastlake, most NC heights are 30 and 40 feet.

Node: An area, often at or around the intersection of streets, that is the focus of activity, and has a distinct character or concentration of uses.

Overlay A special zone designation that is applied over -- that is, in combination with -- standard zoning. An additional set of land use regulations that guide development beyond those that regulate the underlying zone. Examples: pedestrian overlays (for commercial areas), Shoreline District, and neighborhood specific overlays such as Pike-Pine. Eastlake currently has a Shoreline District overly.

Pedestrian amenity Natural and manmade elements along the streetscape that enhance the pedestrian's walking experience, such as benches, street trees, lighting, or interesting paving surfaces.

Residential (R): A planning (not zoning) designation proposed for the Eastlake Avenue Pedestrian District. R areas are areas along Eastlake Avenue where only residential development would occur.

Residential/Mixed-Use (R/MU): A planning (not zoning) designation proposed for the Eastlake Avenue Pedestrian District. R/MU areas are areas along Eastlake Avenue where residential and mixed-use development would occur. Neighborhood-seining commercial uses at the street level of mixed-use buildings would be at emphasized.

Roofscape: The view and visual character of the tops of buildings. Elements that determine and comprise a roofscape are pitched and flat roofs, terraces, greenery, chimneys, mechanical equipment, and other natural and manmade elements.

Seattle SEPA Ordinance: Seattle's local environmental legislation that is based on and implements the State Environmental Policy Act.

SEPA: See State Environmental Policy Act (also refers to Seattle SEPA Ordinance).

Slot view: A view that is narrower than a view corridor. Slot views are often unplanned and occur between buildings (the indirect result of setback requirements in the Land Use Code).

State Environmental Policy Act (SEPA): The State Environmental Policy Act of 1971 ensures that environmental values are considered by state and local governmental officials when making decisions about permits for certain types of public and private development projects.

Storefront: The front, street-facing, street-level facade of a building that is designed and used for mainly commercial retail purposes. Traditional design elements of a storefront are a facade that is built up to or near the sidewalk, large windows (for viewing merchandise or services) and inviting doorways.

Streetscape: A street's visual character as determined by various elements including structures, landscaping, open space, natural vegetation, and view. A street's scene is composed of natural and manmade components, including buildings, paving, plantings, and street hardware (such as benches, poles, signs).

View corridor: An unobstructed, but constrained view, usually toward desirable natural and/or manmade elements such as Lake Union, the Olympic Mountains, the Space Needle. View corridors often occur along street rights-of-way, and are sometimes a Land Use Code requirement for development projects along the shoreline.

Viewscape: The character of views as determined by nearby and distant elements, such as trees, buildings, Lake Union and Olympic Mountains. A viewscape can be defined by location (such as a streetscape or roofscape), can be large or small (a panoramic view, slot view or view corridor), can be territorial (a general expansive view of the land) or focused on a single element (such as Lake Union or the Space Needle), and can be of distant or close-in objects.

Walk-up entry: An entry that is directly accessible from the street sidewalk and is either on the same level as the sidewalk or within a short distance of it and accessible by ramp or stairs.

Zone (or zoning): A classification for land that describes and regulates how the land can be used and developed. The Eastlake neighborhood has a full range of zoning, including Single-family (SF 5000; only located over water for the floating home community); multifamily Lowrise 1,2 and 3 (L1, L2 and L3; most of Eastlake's dry land residential area); lowrise multifamily/residential-commercial zones (L1/RC, L2/RC and L3/RC; a residential zone that allows limited commercial use at street level, only along portions of Eastlake and Fairview avenues); Neighborhood Commercial 1,2 and 3 (NC1, NC2 and NC3; mostly along Eastlake Avenue); Commercial 1 and 2 (C1 and C2; mostly at the southern end of Eastlake and along FairView); and General Industrial (IG; mostly along the south part of Fairview).

Eastlake Avenue Pedestrian District Overlay

Evaluation of Existing Regulatory Tools as a Means of Accomplishing Design and Development Objectives for Eastlake Avenue

Prepared by the Community Design Planning Team

August 12, 1998

Early in the neighborhood planning process, the Community Design Planning Team identified Eastlake Avenue as an area that presented development and design problems as well as opportunities. The nature of these problems and opportunities, and how they have been addressed to date, is described in Chapter IV, Section 6.2.1 of the Eastlake neighborhood plan. In general, the Community Design Planning Team was challenged to create an Eastlake Avenue community that had its own identity and that also functioned as a integrated, positive part of the larger Eastlake community. The Community Design Planning Team identified goals and basic premises for Eastlake Avenue, and explored numerous regulatory tools for achieving desired changes to Eastlake Avenue.

The general goals and premises for Eastlake Avenue that were discussed by the Community Design Planning Team included the following:

- **Make Eastlake Avenue a destination for neighborhood people and a bridge between the east and west residential communities.**
- **De-emphasize the commercial strip nature of some of the development and zoning along Eastlake Avenue.**
- **Transform Eastlake Avenue from an auto-oriented to a pedestrian-oriented street.**
- **Maintain a human scale of development along Eastlake Avenue.**
- **In recognition of prior zoning work along Eastlake Avenue, avoid and minimize unnecessary development standard changes, especially those related to height, bulk and scale and when not necessary to achieve other important Eastlake Avenue objectives.**
- **Build on and reinforce existing development patterns and zoning that reflect desired development characteristics for Eastlake Avenue.**
- **Create viable neighborhood serving uses, especially at street level.**

- Increase the residential community along Eastlake Avenue where appropriate and consistent with commercial goals for Eastlake Avenue.
- Improve pedestrian safety and pedestrian use of Eastlake Avenue by, among other things, reducing the number of existing and/or future driveways, parking lots and parking garages at street level along Eastlake Avenue.
- Strengthen the identity of commercial and residential uses along Eastlake Avenue, in large part by creating compact residential and commercial “districts” along Eastlake Avenue.
- Reduce and minimize impacts of Eastlake Avenue development on residential uses and properties that are east and west of the Avenue.
- Where appropriate and consistent with commercial goals for Eastlake Avenue, encourage residential growth to occur along Eastlake Avenue, in part to support residential development that already exists and to ease demolition of residential buildings in Eastlake’s neighborhood lowrise multifamily zones.

Based on the above goals and premises, the Community Design Planning Team developed a comprehensive, coordinated solution for Eastlake Avenue that consists of several inter-related elements, including generally: 1) the consolidation of commercial and residential uses and development into districts or nodes along Eastlake Avenue, with no commercial uses allowed above the street-level floor in some areas; 2) a requirement for neighborhood-serving uses along the street-level facades of commercial and mixed-use buildings; 3) allowing residential development to occur more easily in some areas by eliminating requirements for conditional use approval and by increasing the allowed density of single-purpose residential uses; and 4) eliminating vehicle access from Eastlake Avenue where possible.

The existing regulatory tools that were identified, considered, evaluated and ultimately rejected by the Community Design Planning Team to accomplish the above design and development elements included the following

- Existing residential-commercial (RC) zones (SMC 23.46)
- Existing pedestrian district overlays P1 and P2 (SMC 23.47, Subchapter IV)
- Relaxing of requirements for single-purpose structures in commercial areas (SMC 23.47.009.D)
- Existing neighborhood commercial/residential (NC/R) zones (SMC 23.47)
- Existing citywide design guidelines

The characteristics, benefits and problems of each of these tools had been explored by the Community Design Planning Team by early 1998, and the Planning Team developed, and presented at the April 1998 Options Fair, details for a new overlay as the best means of achieving the goals and accomplishing the desired development characteristics for Eastlake Avenue. In response to City concerns about administering numerous, different neighborhood overlays, the Community Design Planning Team closely re-examined existing regulatory tools to re-assess their use for Eastlake Avenue. The following is a summary of the Planning Team's evaluation of the existing tools, and why they were ultimately rejected in favor of a new Eastlake Overlay.

Existing Residential-Commercial (RC) Zones

This zone designation was evaluated for use in areas that were identified by the Community Design Planning Team for primarily single-purpose residential or mixed-use residential development (R/MU). Four of the eleven block faces proposed for R/MU development already have RC zoning on all of the block face (within the R/MU area); four of the eleven block faces have Neighborhood Commercial (NC) zoning on all of the block face; and three of the eleven block faces have both RC and NC zoning.

Significant Advantages:

- Details of the regulation are already developed and adopted by the City.
- More than half of the blocks along Eastlake Avenue identified for residential/mixed-use development are already wholly or partly zoned with an RC-zone (L2/RC and L3/RC).
- The RC zone is considered a residential zone and is subject to street/alley access requirements that are desired for the length of Eastlake Avenue; thus, no special, separate vehicle access provisions would have to be adopted for RC zoned properties.

Significant Disadvantages:

- The development standards of the potential corresponding residential zones would significantly reduce or increase the building envelope that exists under the current NC zoning. For example, the allowed height of the L4/RC zone is 3 feet less than the 40-foot height of the NC zones, the lot coverage limit is 50% compared to NC's 64% for residential uses and 100% for street-level commercial uses, and the front setback is a minimum of 5 feet compared with zero feet for NC zones. These and other development standards would shrink the building envelope on NC-zoned sites. Conversely, the allowed height of a MR/RC zone is 60 feet -- significantly greater than much of the existing zoning throughout Eastlake, including on the Avenue.

There was no corresponding residential zone that closely matched the building envelope allowed by current zoning.

- Density limits are imposed on mixed-use development in RC zones, but not on mixed-use development in NC zones, creating an unintended but substantial change from the current zoning.
- The quality of the street-level commercial space required for mixed-use buildings in RC zones is inferior to that required for mixed-use buildings in NC zones. Most significant is the NC requirement for a 13-foot high street level commercial space.
- Administrative offices are allowed at street level, but not desired for Eastlake Avenue.

Existing Pedestrian District Overlays P1 and P2

These existing pedestrian overlays are available only for commercially-zoned properties and were evaluated for all parts of Eastlake Avenue to provide neighborhood-serving uses at street level and eliminate vehicle access and parking along and at street level.

Significant Advantages:

- Details of the regulation are already developed and adopted by the City.
- The majority of the street level facades must be occupied by types of commercial uses that are very similar to the street-level uses identified and desired by the Planning Team for parts of Eastlake Avenue.
- Vehicle access restrictions appeared to be consistent, or nearly consistent, with restrictions that exist in Eastlake's residential zones and are desired for Eastlake Avenue.

Significant Disadvantages:

- Both P1 and P2 zones allowed parking reductions that were unacceptable, in light of Eastlake's parking conditions and history.
- Most of the commercially-zoned properties south of Howe Street are in the proposed Eastlake Overlay area solely for vehicle access restrictions. Although the P1 and P2 overlays would provide this restriction the existing overlays would also impose the street-level use requirement of both P1 and P2, which is not intended for most properties south of Howe Street.

Relaxing of Requirements for Single-Purpose Structures in Commercial Areas

This provision was evaluated for R/MU designated areas that were zoned for commercial development but where single-purpose residential or mixed-use development was desired.

Significant Advantages:

- Details of the regulation are already developed and adopted by the City.
- Single-purpose residential development could be permitted outright, and the existing conditional use requirement eliminated.

Significant Disadvantages:

- The existing density of single-purpose residential structures on commercially-zoned properties (1 unit per 1200 sf of lot area) is increased, but to a density that was greater than desired for Eastlake Avenue (1 unit per 800 sf of lot area). Of all the elements of the proposed Eastlake Overlay, this proposed density is most open for additional evaluation and revision to be consistent with existing tools, specifically SMC 23.47.009.D, but requires additional information.
- The tool addresses only a small part of the desired Eastlake Avenue elements, and additional tools would be necessary to ensure residential or mixed-use development in R/MU areas that are commercially-zoned.

Existing Neighborhood Commercial/Residential (NC/R) Zones

These zones were evaluated for R/MU designated areas that were zoned for commercial development but where single-purpose residential or mixed-use development was desired.

Significant Advantages:

- Details of the regulation are already developed and adopted by the City.

Significant Disadvantages:

- There are no density limits for single-purpose residential structures in NC2/R and NC3/R zones.

- **The street-level commercial space standards for mixed-use development (including, for example, the 13-foot high commercial space) do not apply in NC/R zones; these standards are important in providing viable commercial spaces.**
- **Although the zone limits the maximum size allowed for all nonresidential uses on a lot, the total amount of nonresidential use on each lot would likely still be substantially greater than desired for R/MU areas. Were it not for the previous two disadvantages, studies of the application of the maximum size provision to specific lots would have been done to better determine the effect and usefulness of this zone.**

Existing Citywide Desire Guidelines

The Citywide existing design guidelines address many of the design and development characteristics that are desired for Eastlake Avenue. However, these characteristics are essential to the future livability of Eastlake and transformation of Eastlake Avenue, and are too important to address only on a voluntary or discretionary basis, or in exchange for development standard departures. More certain regulatory authority, as provided by zoning or overlay development standards, is needed to achieve the desired characteristics.

Appendix F: Community Design Guidelines

The Seattle Comprehensive Plan recognizes neighborhood design guidelines as appropriate tools for shaping development within urban villages (Land Use Element Policy L6.k).

Nine specific neighborhood design guidelines are included in the Eastlake Neighborhood Plan's community design recommendations, and are intended to be used in the City's Design Review Process. The nine guidelines address a variety of community design issues, including: roofs; reuse and preservation of existing buildings; building facade mass, bulk and character; public and private views; pedestrian connections; and public and private green spaces.

Four of these guidelines have been developed in detail for review and adoption in 1999. These guidelines are presented on the following pages and are listed below:

- Roofs ("Eastlake Roof Sightliness and Roofscapes" guideline, CD-2.2)
- Reuse and preservation of existing structures ("Eastlake Building Reuse and Preservation" guideline, CD-3)
- Building facade mass, bulk and character ("Eastlake Facade Width" guideline, CD 6.1)
- Building facade mass, bulk and character ("Eastlake Facade and Storefront Character" guideline, CD 6.2)

The remaining guidelines that have not yet been developed in detail are for pedestrian connections ("Eastlake Neighborhood Hillclimbs and Passageways" guideline, CD-10), public and private views (CD-2. 1 and CD 2.3), public and private green spaces (CD-13), and compatibility between residential and commercial structures and uses ("Eastlake Transitional Massing" guideline, CD-16).

Other guidelines may be proposed in the future as the result of additional planning activities.

**The following four guidelines are in working
draft form; formatting and photograph distortion
will be corrected for the final guidelines.**

E-1 Eastlake Roof Sightlines and Roofscapes (Plan Recommendation CD-2.2)

Roofs should be designed to create, preserve and enhance views from neighboring public and private properties.

Explanation and Examples

Views are an important part of Eastlake's character and come in a variety of types, locations and sizes. Eastlake's western-sloping topography and lakefront location create many opportunities to view Lake Union water and activities from public and private spaces. Peeks of the water between buildings (or slot views) are just as important as panoramic views from penthouses.

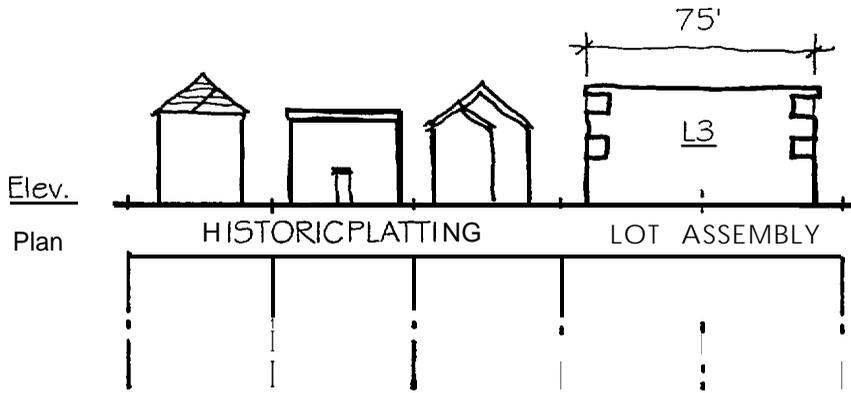
Eastlake's views are not limited to waterscapes, and Eastlakers appreciate distant views of Queen Anne hill, the Aurora Bridge and Olympics, Downtown and the Space Needle, as well as more close-in views of tree-lined streets, maritime activities, historic structures and unique streetscapes.

Eastlake's topography creates another viewscape -- rooftops -- that can be seen from many residences, commercial spaces and rights-of-way. Roofs can preserve, create or obstruct views. A flat roof may preserve a Lake Union view but become a unsightly part of the foreground. Carefully oriented pitched roofs can preserve views between ridges, and in places where there are no distant views, a variety of pitched roofs can create an interesting new viewscape. Rooftop equipment, such as mechanical or elevator penthouses, can also be carefully located and designed to minimize view blockage.

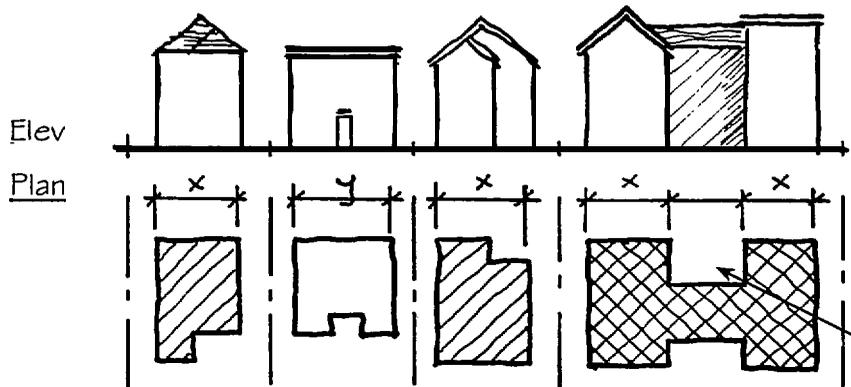
Although Eastlake's topography, stepped-zoning and shoreline regulations help to preserve some views, the rooftops of new development should be designed in a way that enhances viewing opportunities in Eastlake and minimizes view blockage.

The design of roofs and rooftop equipment should consider and accommodate viewing opportunities from neighboring properties. Existing and potential views from neighboring properties should be identified. Roof design considerations should include: orientation of roof ridge, location of rooftop equipment and enclosure design, combining viewing corridors on abutting properties, landscaping of flat or terraced roofs, and sculpting building comers.

PROBLEM

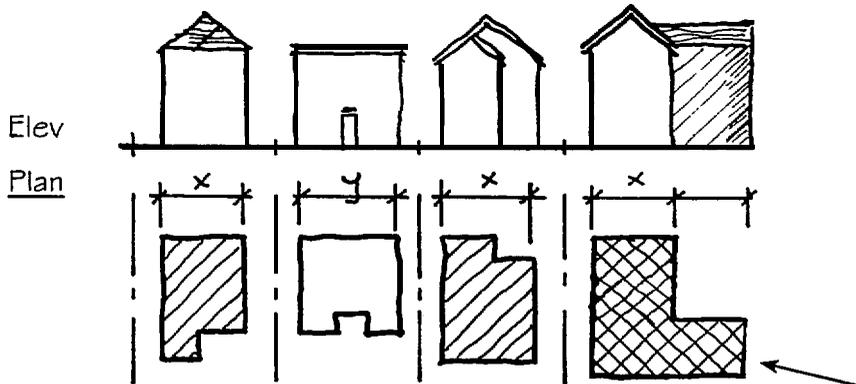


SOLUTION



Deep courtyard entry mimics the established rhythm of the block's façades

SOLUTION



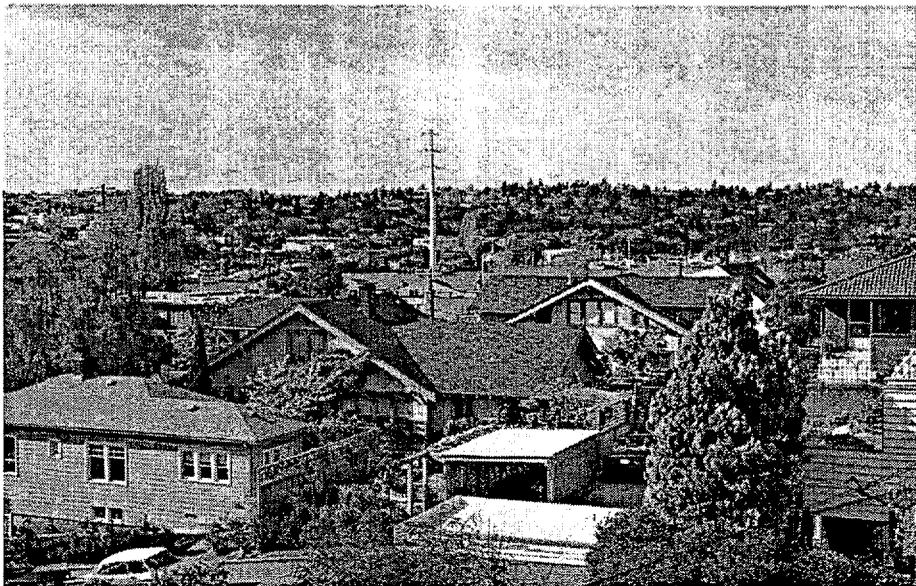
Preferred Detailing should also reflect historical materials and character in a contemporary manner.

L-shaped buildings create courtyard and have narrower façade width along streetscape

Landscaping flat or terraced roofs creates usable open space for the building's occupants and an appealing viewscape from upland properties.



In an area with only territorial views, a new, richly textured viewscape can be created by the by a variety of roof pitches, shapes, materials and colors.



E-2 Eastlake Building Reuse and Preservation

(Plan Recommendation CD-3)

The continued use of existing structures is encouraged over demolition, and incentives are available for new developments, uses and construction that preserves an existing structure and its character.

Explanation and Examples

Development in the Eastlake neighborhood began in the late 1800s, and many of the houses, apartment buildings, storefronts, industrial and commercial buildings from earlier decades are still in use. Taken as a whole, these structures are a defining element of Eastlake's character.

Eastlake has become adept at converting, adding to and otherwise preserving its original structures. While development in **Eastlake** has been continuous, most residential blocks -- where one-third of Eastlake's residential growth has occurred since 1990 -- have had few or no demolitions during the 1990s. New units have been created by conversions from single family to **multi-plexes** of two to six units, additions, and the construction of new, separate buildings that share a site with existing structures.

Older houses on **Eastlake** Avenue have also been expanded with additions or converted to small commercial use, and some of **Eastlake's** original storefronts have been successfully restored, contributing to both the architectural character and tradition of **Eastlake** as well as its economic health.

The **Eastlake** community has consistently supported the retention, renovation, conversion and compatible expansion of its existing structures. **Eastlake** also recognizes that many of its more affordable residential units and commercial spaces are in existing buildings, which do not have to recoup the expensive cost of new construction.

Departure from certain Land Use Code development standards is provided by this guideline as an incentive to encourage the continued “recycling” of structures that are such an important part of Eastlake’s aesthetic and historic character, especially when these same structures also often provide affordable options for members of the community and reduce the demand on resources, such as building materials.

Criteria for incentives:

- **The incentives are available for the preservation, renovation and continued use of existing structures in a way that retains the essential character as well as the general physical appearance of the structure, including: compatible additions; new, separate development on the same lot as an existing building; and conversion to other uses allowed in the zone, such as to commercial or more dense residential use.**

- Incentives are limited to departures from the following development standard requirements: setbacks; lot coverage; building depth; open space and landscaping; and density (maximum 1 unit over zoned density).

- Development standard departures should not be granted if they create substantial impacts on neighboring properties.

- Development standard departures apply only as long as the existing structure and its character is retained; any granted departures will discontinue if the existing structure is demolished or altered in a way that diminishes its essential character-giving attributes and general physical appearance.



This single-family house has been converted to five units, with the original front entry serving two units, and separate entries from the side.

New single-family home

Tall 1 -story
commercial façade



New contextual single-family home with backyard cottage

Single family house converted to duplex with few noticeable alterations to house exterior, except new, second private entry.



Single-family house converted to triplex with only minor, yet compatible, alterations to exterior, including new entry and stairs, parking, windows and possibly dormers.

E-3 Eastlake Residential Facade Width (Plan Recommendation CD-6.1)

Building facades in Eastlake's L1, L2 and L3 zones should be designed to reflect the existing platting pattern and the width and scale of a majority of structures on the block.

Explanation and Examples

Eastlake's residential building widths are an important and defining component of the neighborhood's architectural character and scale. The width of buildings along the street and the detailing of residential facades affect Eastlake's scale as well as the compatibility of different types and sizes of buildings.

Eastlake's residential facade widths are narrow compared to buildings in many other multifamily neighborhoods, and are reflective of small, mostly single-lot development that has occurred throughout the 1900s. Such narrow facade widths contribute to the neighborhoods pedestrian-scaled and richly textured streetscapes. Many of Eastlake's residential structures (including contemporary multifamily structures) are substantially less than permitted by the underlying zoning for modulated facades.

These four newer multifamily buildings located in an L3 zone on the 2300 block of Yale Avenue East reflect Eastlake's typical 1-to 1 1/2-lot residential development pattern. The width of each building, from left to right, is: 38 feet, 52 feet, 42 feet and 48 feet -- each significantly less than the 75-foot maximum width allowed in the L3 zone.



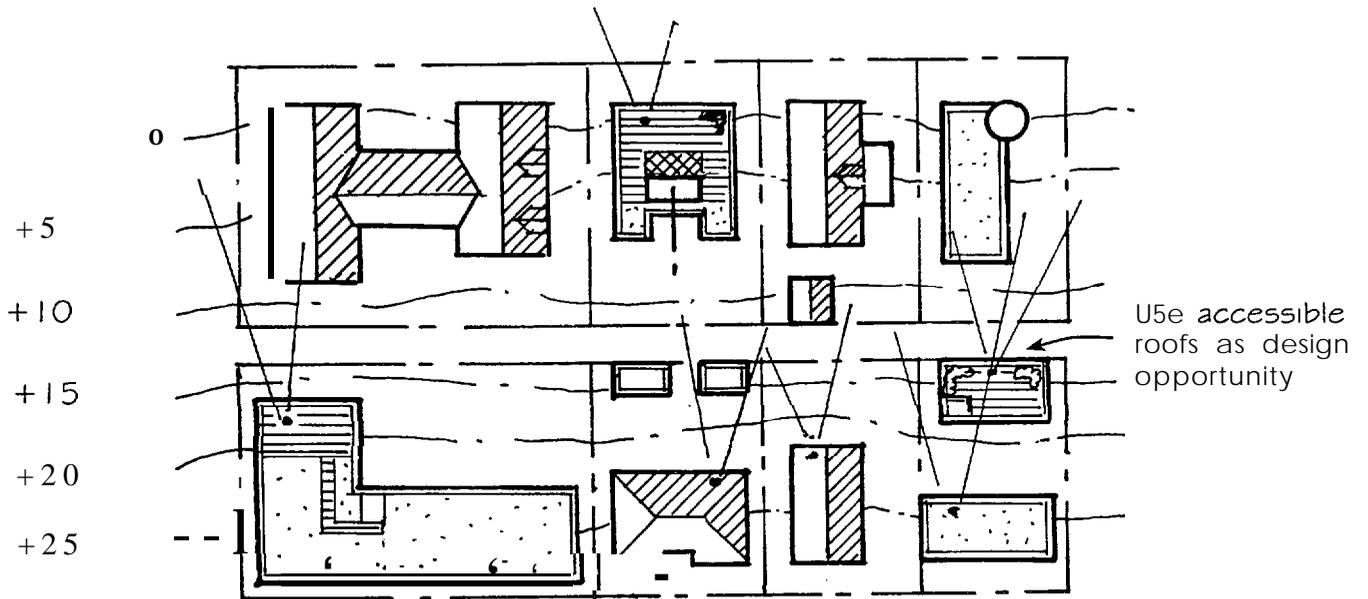
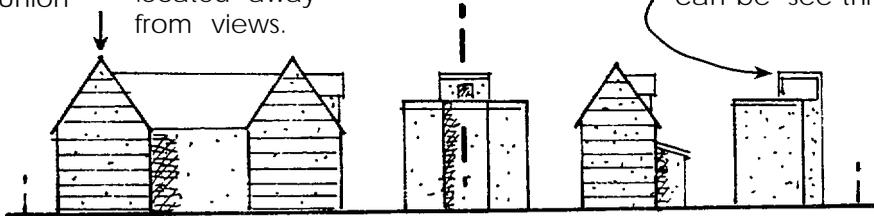
The facades of new structures should reflect the pattern of development on each block by matching a majority of existing facade widths.

Make mainridgelines perpendicular to fall line to Lake Union

Minor ridges and domers should be below main ridge, and located away from views.

Locate center roof access & shield rooftop equipment

Vertical elements can be see-through



E-4 Eastlake Facade and Storefront Character (Plan Recommendation CD-6.2)

Eastlake facades and storefronts should be contextual, reflecting Eastlake's human-scaled pattern of articulation, fenestration, and detailing.

Explanation and Examples

Eastlake's building facades are an important and defining component of the neighborhoods architectural character and scale. The detailing of residential and commercial facades affect Eastlake's scale as well as the compatibility of different types and sizes of buildings.

Although there is no defined Eastlake "style" of architecture, there is a predominant and desired Eastlake scale that is reflected not only in the overall size of buildings, but also in the articulation, fenestration and detailing of building facades.

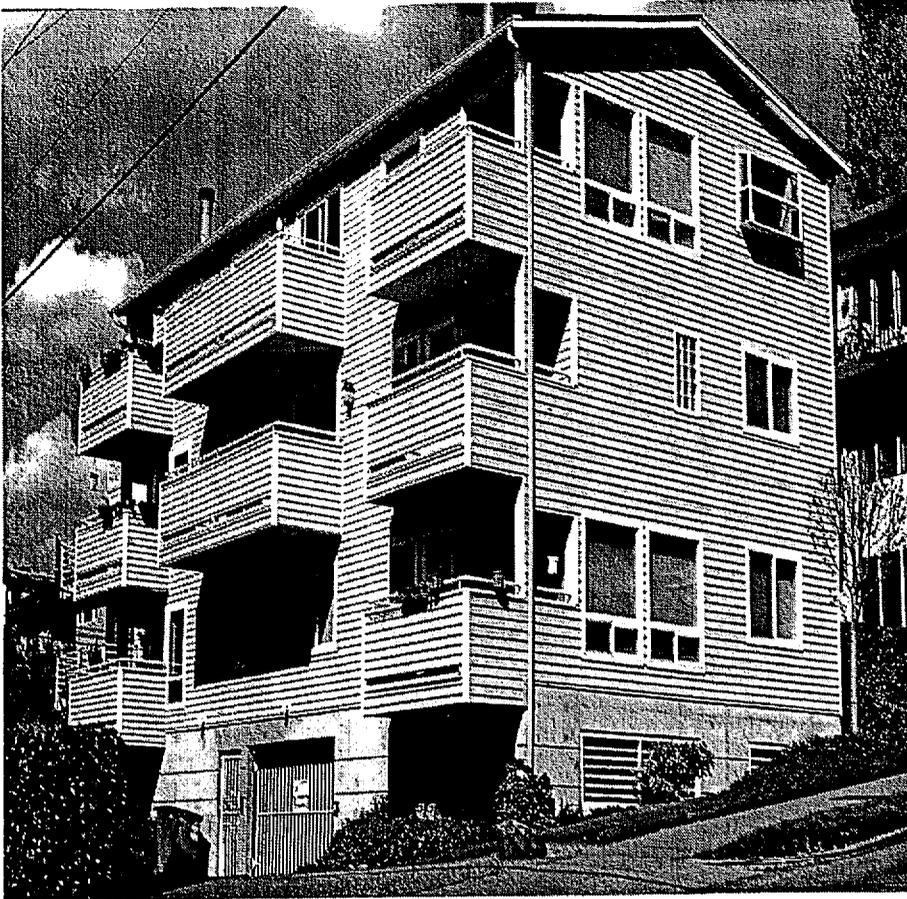
Most buildings, large and small, are articulated with individual, human-scaled windows, usually arranged and detailed to produce a balance between vertical and horizontal lines. Few Eastlake buildings have a strong horizontal emphasis -- achieved usually through horizontal bands of glass and solid facade materials, but also by bands of protruding, enclosed decks -- and these are visually prominent in large part because of their departure from the pattern established by other structures. Similarly, glass curtain walls (mirrored or plain) are a rarity in Eastlake. The only building that approaches the monolithic, single-planed appearance of a glass curtain wall is the **landmarked** Steam Plant, which has well-defined bays and other detailing to produce a contextual, albeit dramatic, facade.

Other facade details that contribute to Eastlake's existing and desired architectural character include: customized, commercial storefronts that identify individual business establishments and use glass, wood, masonry and other materials to create the storefront and transparency (instead of a manufactured metal storefront system); residential balconies and decks that are integrated into the architectural modulation of the building (instead of cantilevered from, or "stuck" on to, its facade); and canvas or structural awnings (instead of fluorescent-lit vinyl).



This window type and massing is preferred over the horizontally-banded glass curtain wall shown below.

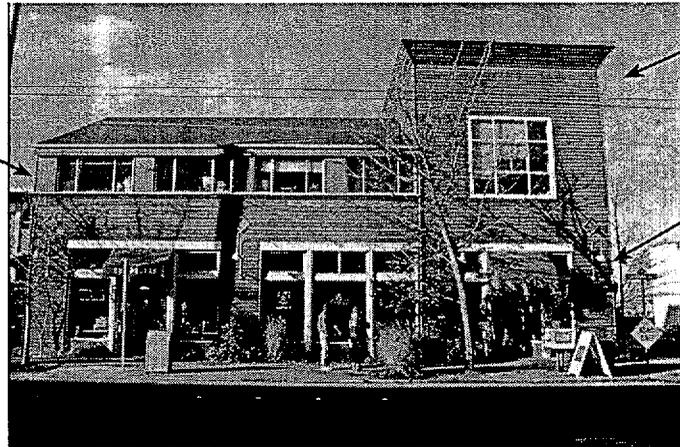




"Stuck-on" balconies like these should be avoided. Balconies should be integrated into the building's modulation.

Appearance of 2nd floor setback to office vestibule

Tall 1-story commercial façade



Corner tower

Separate wood and glass street window treatments allowing natural light and views of public activity from inside and outside

Eastlake Ave. & Louisa. Retail/small office project creates inviting pedestrian scale with strongly framed wood storefronts and landscaping in the planting strip.

Created a "top" to the building with bands

Inset & transparent balconies

Quality materials and color in façade with canopies and large glass windows and

Clear residential entry



Setback modulations of the building's mass

Resident roof & corner tower feature

1-story commercial façade with setback upper residential floors

Hamlin & Eastlake. This recent mixed-use project with a pedestrian-scaled retail base and street-focused residential above, would be appropriate along Eastlake Avenue.

**Analysis of Open Space Goals
and Policy Recommendations**

OS-1 North Fairview Country Lane (Fuhrman Ave. to Edgar St.)

Goal: Preserve and protect this area's identity as a country lane by allowing open space uses for habitat, passive recreation, and pedestrian connection and prohibiting open space uses for certain kinds of active recreation.

Pros: This recommendation will preserve one of few remaining open spaces in Eastlake that support wildlife; some species observed here include beaver, fish, red-tailed hawk, peregrine falcon, and waterfowl. The guidelines for use will also maximize its existing parks, pea-patch, and view spots for passive recreation.

Cons: This recommendation will not support certain kinds of active recreation uses; therefore the potential for a lively day-use area would be traded to maintain a quiet rural setting.

OS-2 Fairview Olmsted Park

Goal: Implement the existing project design that was approved by the Fairview Olmsted Park Commission in 1997 (Appendix 5). Per the plan, this area will accommodate habitat and passive recreation uses and will be a viable open space destination along the Fairview Walking Path.

Pros: This recommendation is consistent with Policy Recommendation OS-1.1, that will preserve this area's identity as a country lane and maximize the efforts of the neighborhood-based Fairview-Olmsted Park Commission to acquire and fund this site.

Cons: None.

OS-3 Central Fairview Corridor (Roanoke St. to Newton St.)

Goal: Enhance this area's identity as a shoreline residential street that supports primarily pass-through passive recreation and pedestrian connection uses, with some active recreation and habitat uses.

Pros: This recommendation will complement the character of this area as a busy waterfront residential street. It will enhance the existing park, small patches of shoreline green space, view spots, and established walking/bicycling route.

Cons: This recommendation will not significantly enhance shoreline habitat; therefore the potential for adding scarce natural and tranquil open space to Eastlake's network would be traded to maintain a lively pass-through corridor.

OS-4 South FairView Hub (Newton St. to Galer St.)

Goal: Enhance this area's identity as a day use hub that supports passive recreation, pedestrian connection, and some habitat uses.

Pros: This recommendation will complement the character of this area as a busy office/commercial hub that is heavily used as a local street. The guidelines for use will maximize the existing parks, picnic tables and benches, and view spots for day-use and pass-through recreation. It will build upon the existing partnership among businesses and residents along South Fairview to create a walking path along this portion of Fairview.

Cons: This recommendation will not significantly enhance shoreline habitat. Wildlife observed in this area include beaver, fish, and waterfowl, and the area contains a significant swath of native shoreline vegetation. Therefore, the potential for preserving scarce natural space within Eastlake's open space network would be traded to maintain a busy pass-through corridor and day-use hub.

OS-5 Howe Public Right-of-Way

Goal: Create a pedestrian connection between Eastlake Ave. and Fairview Ave. at the currently undeveloped Howe St. public right-of-way.

Pros: To be determined.

Cons: To be determined.

OS-6 Submerged Parcel

Goal: Preserve and protect this area's identity as a calm lakeside corridor by allowing open space uses for habitat, passive recreation, pedestrian connection and prohibiting certain kinds of open space uses for active recreation.

Pros: This recommendation will preserve one of few remaining open spaces in Eastlake that support wildlife; some wildlife species observed here include fish, cormorants, and other waterfowl. The guidelines for use will maximize its floating path, view spots, and tranquil atmosphere for passive recreation and pedestrian connection. It will also attract and facilitate foot and bike traffic from South Lake Union retail business to Eastlake.

Cons: This recommendation will not support certain kinds of active recreation uses; therefore the potential for a destination day-use area would be traded to maintain a quiet pedestrian corridor.

OS-7 South I-5 Greenbelt and Hillclimb

Goal: Maximize this monumental space as a pedestrian greenbelt by enhancing existing pedestrian connection uses and creating opportunities for passive and active recreation and appropriate habitat uses.

Pros: This recommendation will maximize a monumental, under-utilized area with great potential for habitat, pedestrian connection, passive, and active recreation uses. It provides a connection to an existing stairway to Capitol Hill and makes access to that stairway considerably safer.

Cons: This recommendation will disrupt the existing homeless population that resides under South 1-5. It also will attempt to attract people to a noisy area that historically was prone to erosion and landslides and would require professional assistance to stabilize. If not done well, the improvements could fail to overcome the area's reputation as a derelict space.

OS-8 Rogers Playfield and Franklin Green Street

Goal: Design, improve and use Rogers Playfield and the 2500 block of Franklin Avenue as an integrated public open space that is shared by the community and school, and accommodates a variety of active and passive uses.

Pros: This recommendation is consistent with the area's identity as a recognized community hub in a central location within the neighborhood.

OS-9 Shelby Hillclimb

Goal: Create a garden-like pedestrian connection between Eastlake Ave. and Franklin Ave. at the Shelby St. public right-of-way.

Pros: This recommendation will maximize the existing public right-of-way and provide an important pedestrian connection. It will extend the Fairview Walking Route by easing the connection between Fairview Olmsted Park and Franklin Ave, via Eastlake Ave. It will also provide a new opportunity for community gardening and bird and butterfly habitat.

Cons: This recommendation will not preserve existing pine trees on-site. It would trade existing tree resources for a pedestrian connection, community garden space, and enhanced habitat.

OS-1 O North Gateway Triangle

Goal: Support the recommendation as outlined in the Eastlake Neighborhood Plan, North Gateway Triangle Element.

Pros: See North Gateway Triangle Element.

Cons: See North Gateway Triangle Element.

OS-1 1 North I-5 Hub

Goal: With permission of property owners and lease-holders, create a civic space under I-5 at Fuhrman Ave. and Eastlake Ave. for appropriate active recreation uses, primarily weekly community activities such as an open air market, public art space, or climbing wall (Pending Issue 5.2 and 5.3).

Pros: This recommendation will beautify a large, covered, under-utilized area with great potential as a civic open space. Enhancing this prime location near the North Gateway Triangle will strengthen the open space network along Eastlake Ave. The guidelines for reduction of stormwater run-off will mitigate a significant source of pollution to Lake Union.

Cons: This recommendation could result in the loss of some parking. It also will attempt to attract people to a noisy area, and as such, if not done well, the improvements could fail to overcome the area's reputation as an unwelcoming space.

OS-12 Fairview Walking Route

Goal: Facilitate a pedestrian and bicycle connection between the Burke Gilman Trail and South Lake Union by recognizing, enhancing, or creating where appropriate a pedestrian route along Fairview Ave.

Pros: This recommendation will maintain and enhance an important pedestrian and bicycling connection within Eastlake and add a significant link to the regional network. Fairview Ave. is currently designated as a major bikeway. This recommendation will also build upon the existing partnership among

businesses and residents along South FairView to create a walking path along the southern portion of Fairview.

Cons: This recommendation will need to coordinate an appropriate route through parts of the neighborhood where the pathway is currently obstructed or impassable. It could also, by increasing access along the waterfront, impact the atmosphere for residents and wildlife. In addition, one aspect of the route presents particularly challenging issues, including the protection of privacy and boat access for nearby residents.

OS-13 Minor Ave. Commuter Bike Path

Goal: Enhance commuter bicycling by designating a bike route along Minor.

Pros: This recommendation will enhance an important commuter connection within Eastlake and add a significant link to the regional bicycling network. The area is already used informally as a bicycling route due to its quieter and safer setting, and this designation will serve to formalize and publicize the route.

OS-14 Eastlake Ave.

Goal: Enhance Eastlake Ave. by planting trees in sidewalk planting strips to create a boulevard effect.

Pros: This recommendation will preserve and enhance Eastlake Ave.'s identity as the neighborhood's Main St. It will build upon the efforts of many businesses and residents to improve the civic space along this corridor, and improve portions of Eastlake Ave. that are tree-bare and planting strips that are covered with concrete. It will extend the North Gateway Triangle project and the in-street planter project improvements along the whole of Eastlake Ave.

Cons: This recommendation could impact vehicular circulation along Eastlake Ave.

OS-15 Louisa Arborway

Goal: Improve the existing pedestrian connection along the Louisa St. public right-of-way between Eastlake Ave. and Yale Ave. by enhancing safety and improving drainage.

Pros: This recommendation will maintain a frequently used pathway connecting Eastlake Ave. with Yale Ave. through a well-vegetated corridor. The vegetation

is maintained by local property owners, the path is in good shape, and little must be done to implement this project.

Cons: This recommendation will not support plans for a more extensive design of this space; therefore it would trade the potential to undertake a grand project to maintain the existing small scale of this open space.

Neighborhood-wide Open Spaces

OS-1 6 Open Space Acquisition

Goal: The City of Seattle should seek opportunities to purchase land in Eastlake for designation, preservation, and protection as open space.

Pros: This recommendation will mitigate the negative impacts of higher densities mandated by the City of Seattle and will significantly enhance quality of life in Eastlake. It will also bring Eastlake's open space network closer to the City's stated target.

OS-17 Fair Share impact Mitigation Policy

Goal: Require new residential development and commercial development to maintain existing levels of park and open space in the Eastlake planning area by paying fair share impact fees, consistent with RCW 36.70A. Exempt low income housing and retail development from this requirement.

Pros: This recommendation is consistent with RCW 36.70A, which allows impact mitigation policies to be implemented in order to maintain existing levels of service for public facilities including parks and open space. Without this policy, current taxpayers must subsidize new development in order to maintain existing levels of service. This policy is consistent with other jurisdictions, including King, Pierce, and Snohomish counties.

Cons: This recommendation could spark controversy among those who support the developers' role in facilitating higher densities but not in facilitating a higher quality of life.

OS-18 Street Vacation Policy

Goal: Public right-of-ways must be maintained in public ownership except where it has been shown that a) substantial community support exists for private

ownership, and b) substantial community benefit will be achieved by private ownership.

Pros: To be determined.

Cons: To be determined.

OS-1 9Tree Inventory

Goal: Conduct a Tree Inventory to identify trees that should be protected and trees that should be planted to enhance the neighborhood.

Pros: This recommendation addresses a strong sentiment toward protecting tree resources in Eastlake. Because this goal can sometimes conflict with an interest in preserving views, the tree inventory would be the first step in meeting this need and resolving this conflict. It would assess the entire neighborhood and identify important stands, areas of native planting and non-native encroachment, and places that could support enhanced vegetation.

Cons: The recommendation will need to address the potentially challenging issue of view preservation.

OS-20 Wildlife Inventory and Habitat Brochure

Goal: Conduct a Wildlife Inventory to identify and raise awareness about significant wildlife in the neighborhood that could be better supported through habitat improvements.

Pros: This recommendation will provide important wildlife information to support habitat goals. An unexpected outcome of public outreach was the exchange of information about species in Eastlake. For example, this process revealed that beaver inhabit the Lake Union shoreline, and peregrine falcons and red-tailed hawks nest and hunt along the water and near 1-5. The presence of these species indicates a greater wildlife potential than had previously been expected. An inventory would not only identify additional species but also help to publicize them and build support for future habitat protection.

Cons: This recommendation could create a controversy among people who do not want to make the area attractive to wildlife.

OS-21 Planting Strips

Goal: Preserve, protect, and enhance planting strips by allowing open space uses for habitat, pedestrian connection, and habitat uses, and prohibiting activities that threaten these uses.

Pros: This recommendation will enhance a large amount of open space that in Eastlake is provided by planting strips. Many of these planting strips are covered with concrete or under-utilized but could provide more valuable, visually appealing open space. These improvements will make planting strips into more pleasant bus stops for public transit riders, resting spots for elderly pedestrians, civic spaces for the general public, and small habitats for urban wildlife. They will also improve property value throughout Eastlake.

Cons: This recommendation supports re-vegetation improvements that could be expensive and water-intensive. Also, it could spark controversy among those who do not believe that public properties such as planting strips should be used to improve the public's quality of life.

OS-22 Street-end Parks

Goal: Improve maintenance of street-end parks for passive recreation and habitat uses and incorporate into the Fairview Walking Path.

Pros: This recommendation will preserve street-end parks as part of Eastlake's open space heritage. Five street-end parks exist, but need continued maintenance. Other street-ends lack parks or have plans that have not been implemented. In a small, densely populated neighborhood like Eastlake, street-end parks are a significant open space resource and should be maximized.

Cons: This recommendation will require volunteers and time to implement.

OS-23 View Corridors

Goal: Enhance view corridors in Eastlake.

Pros: This recommendation will address the conflict between trees versus views by promoting trees as views and by protecting the view corridors for their optimal view. Also it will create a balance overall among the different kinds of views.

Cons: This recommendation could create a controversy among people who do not consider trees as views. Also it will require trade-offs in any given view corridor.

OS-24 Backyard Programs

Goal: Enhance Eastlake's open space network through household participation programs.

Pros: This recommendation will maximize a significant open space resource. If enhanced to support wildlife and vegetation, these backyards could play an important role in the neighborhood's open space system.

Cons: This recommendation cannot guarantee participation and could result in wasted promotional efforts.

OS-25 Pending Issue: Waterfront Active Recreation Space

Goal: Clarify needs for active, group recreation (e.g. tennis, volleyball, etc.) along the waterfront or in other areas of Eastlake.

Pros: To be determined.

Cons: To be determined.

Special Area Plan for Rogers Playfield and Franklin Green Street

Franklin Avenue and Rogers Playfield

Conceptual Design Plan and Type IV Green Street Designation

Description of Key Elements

OS 8 - The key elements that comprise the Franklin Avenue and Rogers Playfield design concept are described below. The general location and configuration of these elements are also shown on the accompanying conceptual plan (note that the plan includes some design details, such as suggested tree species, that may be revised on the final detailed plan).

Rogers Playfield Key Elements

Most of the proposed changes to Rogers Playfield occur in the vicinity of the tennis courts. Additional design recommendations for the bank that abuts Franklin Avenue are described later in the Franklin Avenue section. Key elements of the Rogers Playfield concept design are:

- Retain the tennis courts, swings and **ballfield** (outfield areas to remain “as is” to promote maximum flexibility and accommodate a variety of activities that occur in these areas, including sunning, catch, frisbee, sitting, and small groups sports).
- Level the playfield and provide new irrigation and drainage.
- Provide enhanced landscaping at the Eastlake/Louisa stairs (existing historic stairs will remain).
- Install a new path from the Eastlake/Roanoke stairs to the tennis courts that will be landscaped with a “special garden” (such as a butterfly garden; the existing historic stairs will remain).
- Install a community kiosk, selected plantings and small seating area at the southeast corner of the tennis courts (this is at the terminus of a new path from Franklin, described below).

Franklin Avenue Green Street Key Elements

The recommended concept plan addresses the full block of Franklin in front of the school as well as the bank that separates the block from the Playfield. Under this plan, Franklin will be retained as a public right-of-way and will be designed and used as a shared public space, open to community and school use at all times. This block of Franklin will be designated as a “Green Street - Type IV.” A green street is a right-of-way that is designed to give pedestrians and bicyclists preference over passenger vehicles for movement in designated streets; they serve as gathering places or as corridors connecting activity areas and open spaces in an attractive urban setting. Type IV green streets have little or no traffic, provide a link in a pedestrian circulation path, and can be improved as a pedestrian mall or enhanced in a natural state with limited improvements. The Franklin Green Street will be closed to all vehicles, except **emergency vehicles; the existing illegal parking areas at the north and south ends will be removed, and curbs will be constructed across Franklin at the north and south ends of the block to control vehicle access. As a green street, Franklin will provide important pedestrian linkages between the residential areas to the north and south of the school, and between the school and the playfield. It will also serve as an outdoor gathering area for the community and school, and will have passive and active open space.**

Additional key elements of the Franklin Green Street include:

- Provide an enhanced walkway connecting Louisa and Roanoke streets along the west side of the green street (in the same location as the existing sidewalk). The walkway skirts a new play area at the south end of the block, and passes through a new central overlook as well as the existing tree canopy at the north end of the block (the design of these abutting areas varies and is described in more detail below).
- Provide a 20’-wide paved lane connecting Louisa and Roanoke streets along the eastern side of the green street for emergency vehicle access. The lane will primarily be used for walking, play,

bicycling, street fairs and other community and school activities, but will be available for emergency vehicles if needed.

- **Construct a new overlook and sitting area opposite the 1905 building entrance, and construct new stairs connecting Franklin with the Playfield that are centered on (or on axis with) the overlook and building entrance.**
- **Construct a barrier-free access ramp that connects the overlook and the Playfield; the ramp will be located south of the overlook and stairs, and will have a switch-back.**
- **Preserve the existing tree canopy and walkways that are north of the proposed overlook and enhance the planting strips in this area (most trees are retained, the western planting strip is enlarged, and benches/tables are added in the western planting strip); this area is to be used as a quiet space for passive recreation.**
- **Construct new stairs and a pathway that connect Franklin to the school and to the east side of the tennis courts (the stairs and pathway go through the tree canopy area).**
- **Construct a hard-surface area for low-level, active play between Louisa and the new overlook. This area will have removable tetherball poles for school use, and one basketball hoop on the east side of the play area (another outdoor hoop will be provided in the service area on school property, and 6 hoops will be in the new gym). A minimum 5'-wide planting strip with trees will be provided between the play area and the walkway. Details for the planting strip, including tree species, size and spacing, curb heights, fence type and height (if any), and small paths through the planting strip, will be determined during the next several months; the effect on the play area will be a consideration in the selection and spacing of planting strip trees.**
- **Remove the existing fence and shrubs along the bank (this will increase visibility between Franklin and the Playfield). Replant the bank with trees, low shrubs and groundcover; build slides, a tree fort and other play elements into the bank; and construct stepped seating in the bank along the softball field first base line.**
- **Relocate some or all of the utility wires underground.**
- **Remove the small children's play equipment from Franklin and provide a new play area on school property west of the 1893 building; the existing play equipment, which was purchased with funds from the community, TOPS and the City's Neighborhood Matching Fund Program, may be temporarily relocated to Rogers Playfield during school construction, then moved to the permanent play area on school property, subject to approval by the City, School District and community organizations that participated in the matching fund grant).**
- **Provide small curb ramps for bicycle and wheelchair access to the sidewalk and the paved lane.**
- **Provide informational kiosks at various locations for school and community use.**
- **Install selected plantings in designated areas, such as the new overlook, along the bank and in planting strips.**



HARTCROWSER

Earth and Environmental Technologies

Hart Crowser, Inc.
7910 Fairview Avenue East
Seattle, Washington 98702-3699
Fax 206.328.5587
Tel 206.324.9530

September 2, 1997

TO: Stakeholders Along Fairview Avenue East
RE: Streetscape Improvements for Fairview Avenue East, south of Newton Street

Enclosed are the latest proposals from a stakeholder group of more than 20 property owners, business owners, and residents convened by the Eastlake Tomorrow neighborhood **planning** process. Between February and July, the group met nine times to develop a consensus design for implementation of the 1994 *Eastlake Transportation Plan* recommendation for a walkway, amenities, and protection of parking on Fairview Avenue East between Newton Street and the intersection with Fairview Avenue North. The proposals have also been presented at two public meetings, with more planned in September (see below).

Some of these ideas are being implemented now in the last month of the sewer expansion project as the City Public Utilities Department and its contractors restore the parking area in front of the NOAA facility. Also, watch - and comment - in September as the Seattle Transportation Department paints onto the pavement the outlines of a safer intersection of Fairview Avenue East and Fairview Avenue North. The Fairview shoreline proposals themselves will probably require public funding, although property owners and businesses on that block have pledged substantial funds and labor (and more pledges are welcome).

The proceedings have been marked by an impressive degree of collegiality and mutual accommodation, making improvements possible that have long seemed beyond reach. The design would enhance shoreline access, parking, traffic safety, while improving property values and business conditions. Those of you who have participated deserve great credit for this success. For any who have not yet participated, please get involved!

September 8, (Monday), 5-6:30 p.m. at Hart Crowser, 1910 Fairview Ave. East, first floor. The Fairview stakeholder group will meet to review the attached proposals and the comments on them. Make sure to attend this important meeting!

September 17, (Wednesday), 6:30-8:30 p.m. at NOAA, 1801 Fairview Ave. East. Public meeting on the FairView proposals and on the southern planning boundary. Stakeholders should attend in order to respond to any further proposals that may be suggested by the general public:



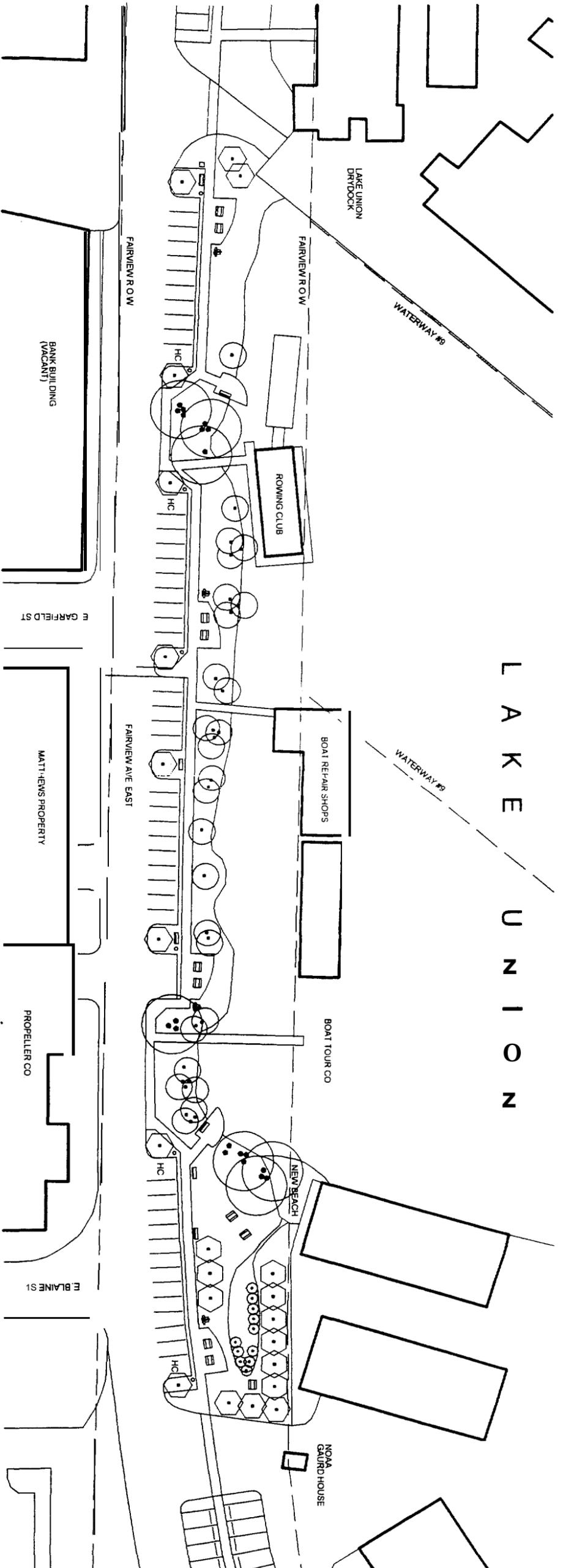
September 2, 1997

Comments are also welcome before or after these meetings. Send written comments to:
Fairview Comments, Eastlake Tomorrow, 117 East Lousia St., #5, Seattle, WA, 98102.
Comments are also welcome to John Crowser at 324-9530ijcc@hartcrowser.tom, or
Chris Leman at 322-5463/cleman@oo.net.

Sincerely,

John Crowser

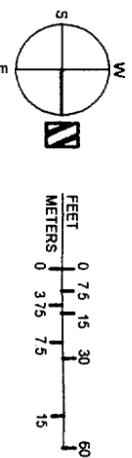
L A K E U N I O N



FAIRVIEW STREETSCAPE

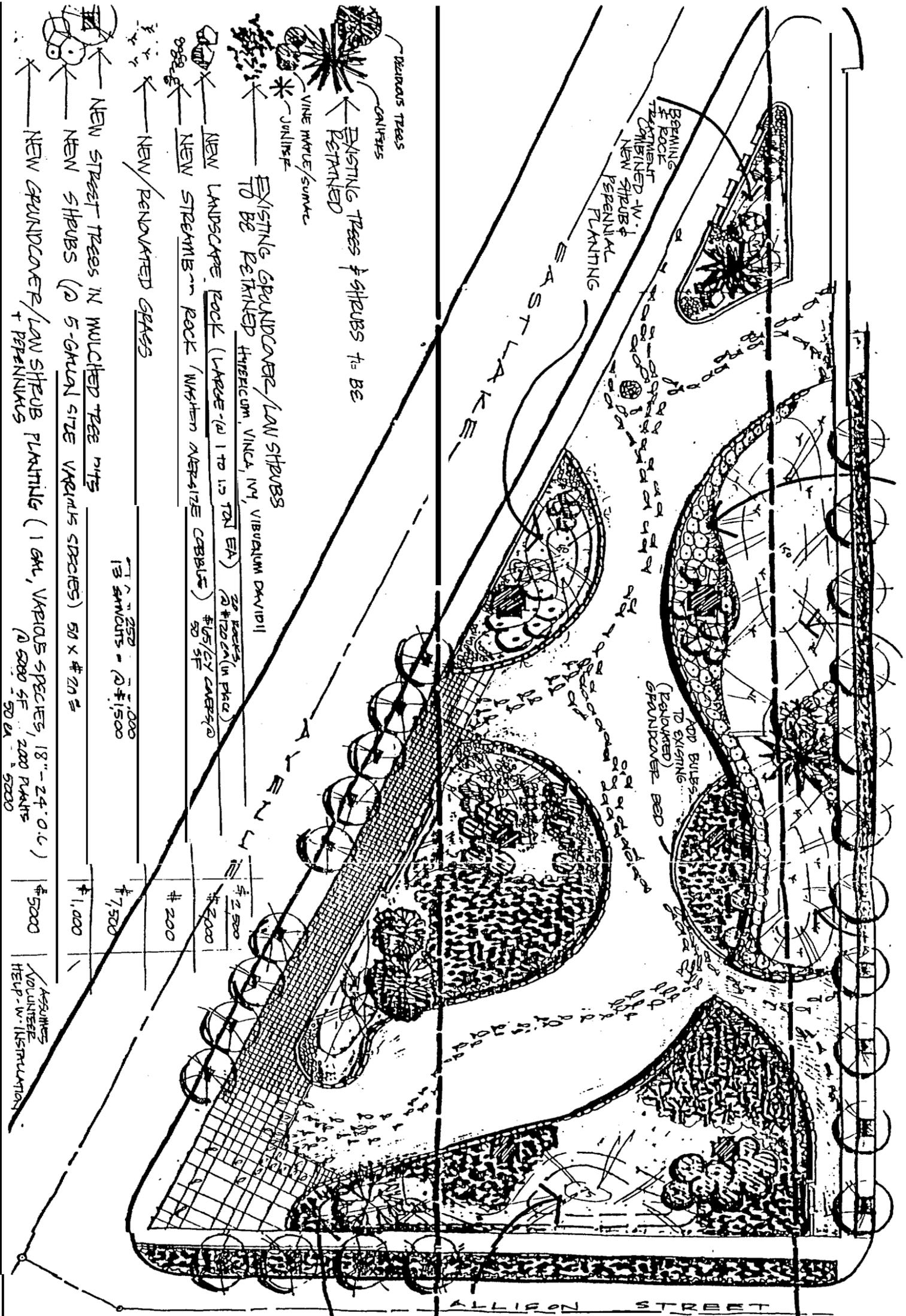
FAIRVIEW AVE. EAST @ WATERWAY #9 SEATTLE WASHINGTON

STEVEN VRABEL architects
Seattle WA 206.329.3024
25 JULY 1997



- LEGEND**
- EXISTING TREE
 - NEW TREE
 - PICNIC BENCH
 - BENCH
 - PROPELLERNAUTICAL OBJECT
 - TRASH CAN
 - ACCESSIBLE PARKING SPACE
 - PUBLIC TELEPHONE
 - VIEW PLATFORM

HERVARD AVE N.



ADD SOIL/BERM AREA TO CREATE SPECIFIC DEFINITION & IMPROVE GROWING CONDITIONS FOR NEW PLANTINGS			
CONCRETE PAVING (2,900 SY (GREEN DIMINISHED BY ANTHRACITE))	2,900	\$2,500	
CONCRETE PAVING (2,275 SY (ADDITIONAL AREA TO IMPLEMENT DESIGN CONCEPT))	2,275	\$2,000	
PLANTING SOIL FILL TO CREATE BERMS TO HELP SMOOTH WEEDS	400-500 CY	\$7,500	
WEED BARRIER (UNDER ROCK TREATMENT)		\$1,000	
MULCH		\$4,000	
IRRIGATION SYSTEM RENOVATION		\$11,000	(50% ESTIMATE SHEET)

LANDSCAPE RENOVATION
CONCEPT
\$50,000 GAST ESTIMATE
NOT TO SCALE!

ASSUMES
VOLUNTEER
HELP - W-
INSTRUCTION

ADD BUIES
TO EXISTING
SPANDCOVER BED

BEHIND
ROCK
TREATMENT
CONTAINED
NEW SHRUBS
&
PERENNIAL
PLANTING

EAST LAKE

ALLISON STREET

MEETED
SITE

- ← DECIDUOUS TREES
- ← CANINES
- ← EXISTING TREES & SHRUBS TO BE RETAINED
- ← VINE MAJOLE/SUNKLE
- ← JUNIPER
- ← EXISTING GRASS/COVER/LAW SHRUBS TO BE RETAINED
- ← HIERACIUM, VILCA, IVY, VIBURNUM DRUMMII
- ← NEW LANDSCAPE ROCK (LARGE - (2) 1 TO 1.5 TON EA)
- ← NEW STREAMBED - ROCK (W/SMALLER SIZE COBBLES)
- ← NEW/RENOVATED GRASS
- ← NEW STREET TREES IN MULCHED TREE PITS
- ← NEW SHRUBS (2) 5-GALON SIZE VARIOUS SPECIES
- ← NEW GRASS/COVER/LAW SHRUBS PLANTING (1 GAL, VARIOUS SPECIES, 18"-24" O.C.)

13' x 25' x 2" MULCH			
\$1,500	\$1,500	\$1,500	\$1,500
\$200	\$200	\$200	\$200
\$2,500	\$2,500	\$2,500	\$2,500
\$5,000	\$5,000	\$5,000	\$5,000
\$1,000	\$1,000	\$1,000	\$1,000

TOTAL SURVEYS TABULATED: 57

“Overall, I favor the Eastlake Neighborhood Plan.” = 51

“Overall, I don’t favor the Eastlake Neighborhood plan.” = 2

No Answer: = 3

Both Marked: = 1

“The City Council has voted \$50,000 in early funds to each neighborhood that completes a plan, to carry out a part of the plan. Please indicate your priorities for funding by marking 1 for your highest priority and 4 for your lowest priority.”

(Tabulation: Table 1: votes listed. Table 2: votes weighted in reverse order (1 =4, 2 = 3, 3=2, 4=1,X=4).

TABLE #1 (Votes)

	# 1	# 2	# 3	#4	X
Eastlake Mainstreet	16	15	9	3	2
Fairview Shoreline Corridor	14	17	8	3	2
I-5 Corridor Impacts	14	9	17	5	2
Diversity	2	4	6	25	1
Other					5

TABLE #2 (Weighted)

Eastlake Mainstreet	= 138
Fairview Shoreline Corridor	= 134
I-5 Corridor Impacts	= 130
Diversity	= 61
Other	= 20

- Open Space (2)
- Affordable Housing (2)
- Eastlake Speed Reduction
- Cobblestone Repair